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Doc# 2233422010 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/30/2022 10:22 AM PG: 1 OF 5

3494847385

File Number: 71865012

8073093

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law,
101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605.

Recording Requested By:

AMROCK LLC
662 Woodward Ave.
Detroit, MI 48226

02212973 Rec 3rd

When Recorded Return To:

1103comm Global Services
1427 Energy Park Drive
St. Paul, MN 55108

~~After Recording Return To~~ and Mail Tax Statements To:

Lawrence Cosimini, as Trustee of the Lawrence Cosimini Living Trust Dated July 28, 2010
3300 N Lake Shore Dr., # 11B, Chicago, IL 60657

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

14-21-310-055-1026

QUITCLAIM DEED

Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100.

Lawrence Cosimini, an unmarried man, whose mailing address is 3300 N Lake Shore Dr., # 11B, Chicago, IL 60657, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to Lawrence Cosimini, as Trustee of the Lawrence Cosimini-Living Trust Dated July 28, 2010, hereinafter grantee, whose tax mailing address is 3300 N Lake Shore Dr., # 11B, Chicago, IL 60657, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:



RPA

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CHICAGO:	0.00
STATE:	0.00
TOTAL:	0.00 *

14-21-310-055-1026 | 20221101690152 | 1-111-823-696

Tax Id Number(s): 14-21-310-055-1026

* Total does not include any applicable penalty or interest due.

Land situated in the County of Cook in the State of IL

THE FOLLOWING DESCRIBED PROPERTY, SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

UNIT NUMBER "11-B" IN 3300 LAKE SHORE DRIVE AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL)- THE SOUTH 100 FEET OF LOTS 36, 37, 38, 39 AND THE SOUTH 100 FEET OF THAT PART OF LOT 40 LYING WEST OF THE WEST LINE OF SHERIDAN ROAD IN BLOCK 3 IN LAKE SHORE SUBDIVISION OF LOTS 24.25 AND 26 IN PINE GROVE IN SECTION 21, TOWNSHIP 40 NORTH RANGE 14 LAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY MICHIGAN AVENUE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1973 AND AMENDED MARCH 7, 1974 AS DOCUMENT NUMBER 22648121 AND KNOWN AS TRUST NUMBER 2371 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY ILLINOIS AS DOCUMENTS NUMBER 22632555 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY). ALL IN COOK COUNTY, ILLINOIS.

Property Address is: 3300 N Lake Shore Dr., # 111, Chicago, IL 60657

Prior instrument reference: _____

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.



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REAL ESTATE TRANSFER TAX

30-Nov-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

14-21-310-055-1026

| 20221101690152 | 1-417-352-528

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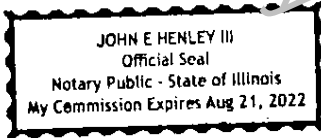
Executed by the undersigned on January 25, 2022 :



Lawrence Cosimini

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on January 25, 2022 by **Lawrence Cosimini** who is personally known to me or has produced State ID as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.





Notary Public

Property of Cook County Clerk's Office



RPA 3494847385QC201010305

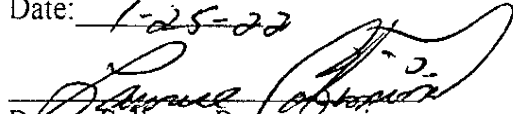
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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 1-25-22


Buyer, Seller or Representative

Property of Cook County Clerk's Office



•U08076030•

1371 2/17/2022 82212973/3



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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated January 25, 2022

[Signature]
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said Grantor
this 25 day of January,
2022.



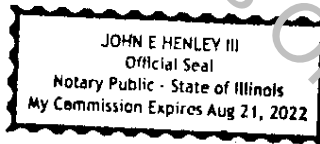
NOTARY PUBLIC [Signature]

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date January 25, 2022

[Signature]
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said Grantee
This 25 day of January,
2022.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



RPA 3494847385QC202010505